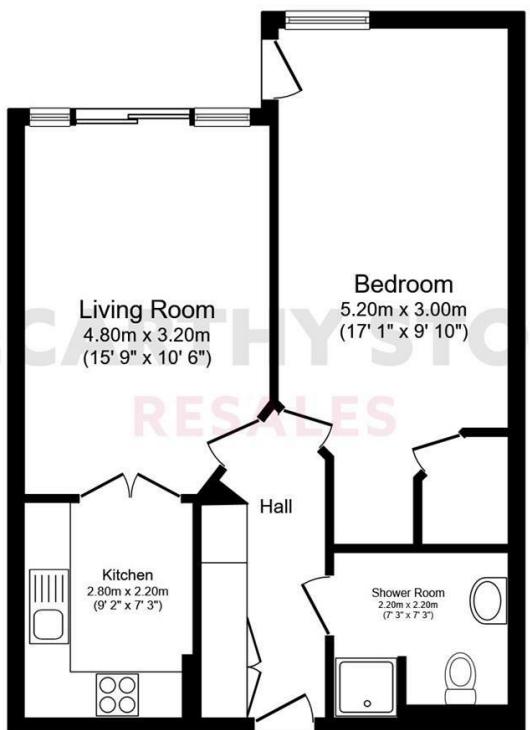


McCarthy Stone
RESALES



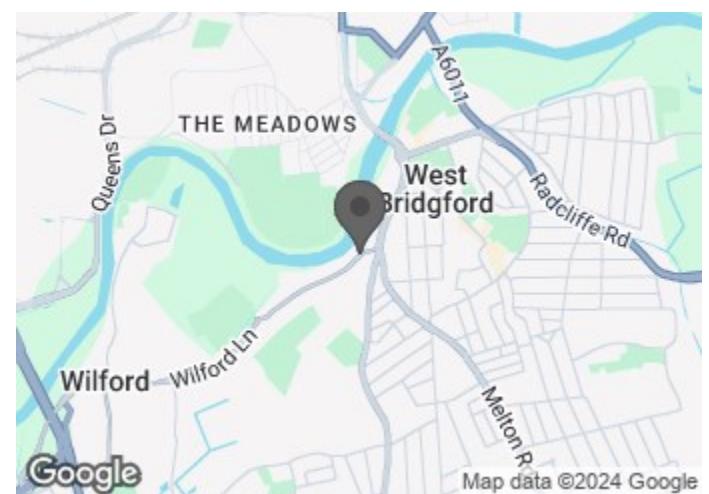
Total floor area 52.3 sq.m. (563 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



41 RIVER VIEW COURT WILFORD LANE, NOTTINGHAM, NG2 7TA



Second floor retirement apartment with a BALCONY enjoying STUNNING RIVER SIDE VIEWS. Modern kitchen with BUILT IN APPLIANCES, double bedroom with WALK-IN WARDROBE and a CONTEMPORARY wet room, completes this lovely apartment. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

The development offers EXCELLENT COMMUNAL FACILITIES including a roof terrace, gardens, library, dining room, function room and communal lounge where SOCIAL EVENTS take place.

ASKING PRICE £330,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

WILFORD LANE, WEST BRIDGFORD, NOTTINGHAM

RIVER VIEW COURT

River View Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's located on the banks of the River Trent.

The development consists of 58 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimize bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge and roof top terrace alongside beautiful gardens whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room.

River View Court also benefits a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

LOCAL AREA & APARTMENT OVERVIEW

River View Court enjoys prime location in West Bridford, just south of Nottingham. Though a bustling city centre can be reached in a matter of minutes, West Bridford's proximity doesn't compromise its charm. Homeowners are treated to peace, quiet and superb views across the River Trent; it's no surprise that West Bridford is amongst the most favoured retirement locations in the country.



1 BED | £330,000

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service Charge £8,761.74 for financial year ending 30/6/2025

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your property consultant or estate manager.

LEASE INFORMATION

999 years from 2016

GROUND RENT

Ground Rent: £435 per annum.

Ground Rent Review: January 2031.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

